

PUBLIC HEARING
AUGUST 25, 1997

PRESENT

Don Dafoe
Robert Dekker
Dale Roper
Glen Swalberg

Mayor
Council Member
Council Member
Council Member

ABSENT

Robert Droubay
Neil Forster
Richard Waddingham

Council Member
Public Works Director
City Attorney

ALSO PRESENT

Thomas Chandler
Ruth Hansen
Russell Greathouse
Greg Schafer
Derin Phelps

City Resident
City Resident
Property Owner
City Employee
Millard County Chronicle/Progress

Mayor Dafoe called the Public Hearing to order at 6:45 p.m. Dorothy Jeffery, City Recorder, acted as Secretary. Mayor Dafoe stated that notice of the meeting time, place, and agenda was posted at the principal office of the governing body, located at 76 North 200 West, and was provided to the Millard County Chronicle/Progress, KNAK Radio, and to each member of the City Council, by personal delivery, at least two days prior to the meeting.


Mayor Dafoe explained that the purpose of the Public Hearing was to receive public comment regarding a proposed zone change from R-1-B (Single Family Residential) to R-4 (Multi-Family Residential) on property located at approximately 250 North 350 East. This property is located immediately to the South of the Old Stone Chapel.

Mayor Dafoe asked if there were any comments from the floor. Ruth Hansen, City Resident, asked what type of multiple family housing was to be constructed on the property. Mayor Dafoe advised Ms. Hansen that no multiple family housing will be constructed on the property; the zone change is to allow construction of a dental office for Dr. Thomas Chandler. Mayor Dafoe explained that the R-4 zone permits this type of commercial development and the dental office will be a low traffic business. The property to be rezoned is to be divided into two parcels; one parcel will be 82.5 feet by 100 feet and will be used for construction and operation of a dental office. The remaining parcel is 82.5 feet by 147.5 feet and will be used in conjunction with the operation of the Old Stone Chapel.

Mayor Dafoe advised the Council that this matter has been discussed by the Planning & Zoning Commission and they have recommended that the City Council hold a public hearing to receive public comment regarding the proposed zone change. In addition, the Planning & Zoning Commission has recommended that the zone change be approved, with the condition that the two parcels of property be used only as stated above.

Mayor Dafoe asked if there were any additional comments from the floor. Dr. Chandler told the Council that he would like to see the Council follow the recommendation of the Planning & Zoning Commission and approve the zone change. Dr. Chandler advised the Council that his proposed building will be an approximately 1250 square foot brick building which will face West. The building will probably have an unfinished full basement with an outside entrance. There will be a waiting area, three operatory rooms, an office and restroom. He has not determined where the parking area will be but feels that, the way he operates his business, there will be very low need for parking, except when the orthodontist comes, about three days each month. There were no negative comments from the floor.

Mayor Dafoe declared the Public Hearing closed at 6:55 p.m.


DON DAFOE, Mayor


DOROTHY JEFFERY, City Recorder

MINUTES APPROVED: RCCM 09-22-97